

**CALIFORNIA COASTAL COMMISSION**

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# F8e

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180th Day:	2/12/15
Staff:	L. Roman-LB
Staff Report:	10/23/14
Hearing Date:	11/14/14

## STAFF REPORT: CONSENT CALENDAR

<b>Application No.:</b>	<b>5-14-1311</b>
<b>Applicant:</b>	<b>Julie St. John</b>
<b>Project Location:</b>	18 S. La Senda, Three Arch Bay, Laguna Beach Orange County
<b>Project Description:</b>	Remodel and addition to an existing 3,967 sq. ft., three-level single family residence consisting of a 1,890 sq. ft. lower level addition, new 444 sq. ft. two-car garage, landscape and hardscape improvements, cantilevered decks, lower level patio, pool and spa on a coastal bluff top lot.
<b>Staff Recommendation:</b>	Approval with conditions.

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## SUMMARY OF STAFF RECOMMENDATION

The subject site is a coastal bluff top lot subject to marine erosion in the Three Arch Bay gated community of Laguna Beach. The applicant is proposing a remodel and addition to an existing multi-level single-family residence. The geotechnical reports deem the site grossly stable under current and proposed conditions. The existing residence and proposed development conforms to the minimum 25-foot bluff edge setback based on the Commission's bluff edge definition. No work or accessory improvements are proposed within the 10-foot bluff edge setback. Based on

the geotechnical information provided by the applicant the proposed development will be safe from erosion and consistent with Coastal Act section 30253(a). Nonetheless, the addition would increase the existing residence's exposure to threats from erosion by increasing the amount of development on a blufftop lot. The record of coastal development permit applications and Commission actions has also shown that geologic conditions change over time and that predictions based upon the geologic sciences are inexact. Even though there is evidence that geologic conditions change, the Commission must rely upon, and hold the applicant to their information which states that the site is safe for development without the need for protective devices. The Commission typically applies a "No Future Blufftop/Shoreline Protective Device" Special Condition to both bluff top residential remodel projects and residential demo/rebuild projects in Three Arch Bay in the City of Laguna Beach.

Staff is recommending **APPROVAL** of the proposed project with **Seven (7) Special Conditions** regarding: **1)** Conformance with Geotechnical Recommendations; **2)** No Future Bluff or Shoreline Protective Device; **3)** Assumption of Risk, Waiver of Liability and Indemnity; **4)** Future Improvements; **5)** Landscaping; **6)** Construction Responsibilities and Best Management Practices; and **7)** Deed Restriction against the property, referencing all of the Special Conditions contained in this Staff Report.

## **APPENDICES**

Appendix A – Substantive File Documents

## **EXHIBITS**

Exhibit 1 – Location Map/Project Site/Aerial and Site Photographs

Exhibit 2 – Project Plans

Exhibit 3 – Geologic Map and Geologic Cross-Sections

## **I. MOTION AND RESOLUTION**

### **Motion:**

*I move that the Commission **approve** the Coastal Development Permit Applications included in the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

### **Resolution:**

*The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval*

*of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.*

## II. STANDARD CONDITIONS

This permit is granted subject to the following standard conditions:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

## III. SPECIAL CONDITIONS

1. **Conformance with Geotechnical Recommendations.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, along with a copy of each plan, evidence that an appropriately licensed professional has reviewed and approved all final design and construction plans including foundation and grading/drainage plans and certified that each of those final plans is consistent with all the recommendations contained in the geologic engineering investigations.

The applicants shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission

amendment unless the Executive Director determines that no amendment is legally required.

2. **Pool and Spa Protection Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for review and approval of the Executive Director, two (2) full size sets of a pool/spa protection plan prepared by an appropriately licensed professional that incorporates mitigation of the potential for geologic instability caused by leakage from the proposed spa. The spa protection plan shall incorporate and identify on the plans the following measures, at a minimum: 1) installation of a spa leak detection system such as, but not limited to, leak detection system/moisture sensor with alarm and/or a separate water meter for the spa which is separate from the water meter for the house to allow for the monitoring of water usage for the spa, and 2) use of materials and spa design features, such as but not limited to double linings, plastic linings or specially treated cement, to be used to waterproof the undersides of the spa to prevent leakage, along with information regarding the past and/or anticipated success of these materials in preventing leakage; and where feasible 3) installation of a sub drain or other equivalent drainage system under the spa that conveys any water leakage to an appropriate drainage outlet. The applicants shall comply with the final spa plan approved by the Executive Director.
3. **No Future Bluff or Shoreline Protective Devices.** By acceptance of this Permit, the applicant agrees, on behalf of himself and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-14-1311 including, but not limited to, the residence, foundations, decks, balconies and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, sea level rise or other natural coastal hazards in the future. By acceptance of this Permit, the applicant/landowner hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

By acceptance of this Permit, the applicant/landowner further agrees, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this Permit, including the residence, foundations, patios, balconies and any other future improvements if any government agency has ordered that the structures are not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.

In the event the edge of the bluff recedes to within five (5) feet of the principal residence but no government agency has ordered that the structures are not to be occupied, a geotechnical investigation shall be prepared by a licensed coastal engineer and geologist retained by the applicants, that addresses whether any portions of the residence are threatened by bluff and slope instability, erosion, landslides or other natural hazards. The report shall identify all those immediate or potential future measures that could stabilize

the principal residence without bluff protection, including but not limited to removal or relocation of portions of the residence. The report shall be submitted to the Executive Director and the appropriate local government official. If the geotechnical report concludes that the residence or any portion of the residence is unsafe for occupancy, the permittee shall, within 90 days of submitting the report, apply for a coastal development permit amendment to remedy the hazard which shall include removal of the threatened portion of the structure.

4. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from bluff and slope instability, sea level rise, erosion, landslides and wave uprush or other tidal induced erosion; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
5. **Future Improvements.** This permit is only for the development described in Coastal Development Permit No. 5-14-1311. Pursuant to Title 14 California Code of Regulations Section 13253(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(b) shall not apply to this development governed by the Coastal Development Permit No. 5-14-1311. Accordingly, any future improvements to the structures authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-14-1311 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.
6. **Landscaping – Drought Tolerant, Non-Invasive Plans.** Vegetated landscaped areas within the canyon portion of the project site disturbed during construction shall be re-vegetated to avoid erosion and shall only consist of drought tolerant plants native to coastal Orange County and appropriate to the habitat type. Native plants shall be from local stock wherever possible. No permanent in-ground irrigation systems shall be installed on the canyon-facing portion of the site. Temporary above ground irrigation is allowed to establish plantings. Vegetated landscaped areas on the street-side of the residence are encouraged to use native plant species, however, non-native drought tolerant non-invasive plant species may also be used in that area. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by California

Department of Water Resources

(<http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

7. **Construction Best Management Practices.** The permittee shall comply with the following construction-related requirements and shall do so in a manner that complies with all relevant local, state and federal laws applicable to each requirement:
- (1) No construction materials, debris, or waste shall be placed or stored where it may be subject to wave, wind, rain, or tidal erosion and dispersion;
  - (2) Any and all debris resulting from construction activities shall be removed from the project site within 24 hours of completion of the project;
  - (3) Construction debris and sediment shall be removed from construction areas each day that construction occurs to prevent the accumulation of sediment and other debris which may be discharged into coastal waters;
  - (4) Erosion control/sedimentation Best Management Practices (BMP's) shall be used to control dust and sedimentation impacts to coastal waters during construction. BMP's shall include, but are not limited to: placement of sand bags around drainage inlets to prevent runoff/sediment transport into coastal waters; and
  - (5) All construction materials, excluding lumber, shall be covered and enclosed on all sides, and as far away from a storm drain inlet and receiving waters as possible.

Best Management Practices (BMP's) designed to prevent spillage and/or runoff of construction-related materials, sediment, or contaminants associated with construction activity shall be implemented prior to the onset of such activity. Selected BMP's shall be maintained in a functional condition throughout the duration of the project. Such measures shall be used during construction:

- (1) The applicant shall ensure the proper handling, storage, and application of petroleum products and other construction materials. These shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. It shall be located as far away from the receiving waters and storm drain inlets as possible;
- (2) The applicant shall develop and implement spill prevention and control measures;
- (3) The applicant shall maintain and wash equipment and machinery in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems. Washout from concrete trucks shall be disposed of at a location not

subject to runoff and more than 50 feet away from a storm drain, open ditch or surface water; and

- (4) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during construction.

8. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing all Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

#### IV. FINDINGS AND DECLARATIONS:

##### A. PROJECT LOCATION AND DESCRIPTION

The proposed project site is located at 18 S. La Senda in the Three Arch Bay community of the City of Laguna Beach in Orange County. The subject site is located on a coastal bluff top lot between the first public roadway and the sea in the gated Three Arch Bay community (**Exhibit 1**). The site is a 20,898 square foot lot designated Low Density Residential by the City of Laguna Beach Land Use Plan (LUP); the proposed project adheres to this designation. The project is located within an existing developed urban residential area. The site is surrounded by single-family residential development.

Laguna Beach has a certified Local Coastal Program (LCP) except for the four areas of deferred certification: Irvine Cove, Blue Lagoon, Hobo Canyon, and Three Arch Bay. Certification of the Three Arch Bay area was deferred due to access issues arising from the locked gate nature of the community. The proposed development needs a coastal development permit from the Coastal Commission because it is located in the Three Arch Bay area of deferred certification. Public access through this locked gate community does not currently exist in the immediate vicinity of the project site. The nearest public access exists at 1000 Steps County Beach approximately a mile upcoast of the site. The proposed development consisting of a remodel to an existing single-family residence on an existing residential lot, will not affect the existing public access conditions. It is the locked gate community, not this home that impedes public access. As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities.

The applicant proposes a remodel of the existing 3,967 sq. ft. three-level (including basement) single family residence consisting of complete interior remodel, a 1,828 sq. ft. lower level addition and 62 sq. ft. main level addition for a total of 1,890 sq. ft. new sq. ft. addition to the residence, a new 506 sq. ft. 2-car garage, new bluff facing decks, pool and spa, hardscape and landscaping improvements. The lower level (i.e., basement) addition, pool and spa are on the bluff facing portion of the lot. Complete project plans are included as **Exhibit 2**. The proposed residential addition is all within the footprint of the existing residence which was remodeled and expanded under Commission permit approval in 1976 (CDP #P-4-21-76-7696[Burgess]). The proposed remodel and addition will not result in an increase in height of the existing residence (29' above finished grade).

The proposed project involves demolition of 38% of exterior walls, less than 50% of the existing structure and the proposed additions include approximately a 50% increase in the size of the foundation for the residence, a new 1,890 sq. ft. livable space addition and a new 444 sq. ft. detached garage resulting in a total gross square foot increase of more than 50% of existing square feet for the existing development. Regardless of whether the project is considered a minor or major remodel, the existing structure and all proposed improvements meet all current zoning regulations; there are no non-conforming aspects of the project.

The applicant proposes slab on grade foundation for the remodeled basement with new deepened footings; no caissons along the bluff facing basement wall are proposed. Caisson foundations are proposed for pool and spa. Both of these elements with proposed deepened foundations although seaward of the existing residence also maintain a 25 ft. setback from the bluff edge. Proposed grading consists of 640 cu. yds. cut/fill with the majority of cut occurring within the footprint of the existing structure to accommodate the proposed expanded basement level. All proposed grading will be at least 25 feet inland of the bluff edge, thus it will not alter the bluff edge or bluff face. **Exhibit 2, page 20 of 23** depicts the areas of proposed cut and fill.

New landscape and hardscape improvements on the street facing side of the lot are proposed including a new re-graded interlocking paver driveway and pedestrian stairway from the frontage road down to the existing and proposed new garage and residence. Drainage improvements are also proposed. The applicant submitted a preliminary drainage plan that shows all roof and surface runoff directed to area drains connected to a sump pump system to drain back up to the frontage road to existing on-street storm drains and away from the coastal bluff to preclude potential soil saturation and erosion. The proposed grading/drainage plan is consistent with past Commission approvals in the area. During construction, the applicant will be required to implement best management practices (BMPs) designed to minimize erosion and prevent debris from entering the storm drain system and the ocean. In order to minimize adverse construction-related impacts upon marine resources, **Special Condition 7** requires the applicant comply with construction-related best management practices (BMPs) to ensure that construction materials, debris and waste does not enter receiving waters or be subject to dispersion, prevent spillage and/or runoff of demolition or construction related materials, and to contain sediment or contaminants associated with demolition or construction activities.

The proposed landscaping plan submitted depicts no changes to existing turf terraces within the 25 ft. bluff setback. Minor landscaping improvements are proposed on the bluff side of the lot



and the majority of landscaping is proposed along the side yards and on the street facing portion of the lot. Low water use, drought tolerant, native plants require less water than other types of vegetation, thereby minimizing the amount of water introduced into the bluff soils. Drought resistant plantings and minimal irrigation encourage root penetration that increases slope stability. Reducing the amount of irrigation water used can address both geologic stability issues as well as water quality/dry-weather urban runoff issues. Therefore, 'drought tolerant' or 'low to ultra low water use' plants should only be used with no permanent in-ground irrigation system installed on the bluff side of the lot. **Special Condition 6** requires the use of native, or non-native low-water use plants that are non-invasive.

### **Geology – Bluff Setback**

The geologic stability of the site has been evaluated by geotechnical consulting firm Coastal Geotechnical in numerous reports since 2011, the most recent reports titled "Geotechnical Investigation, Proposed Building Addition/Remodel and Swimming Pool, Existing Single Family Residence, 18 South La Senda Drive, Three Arch Bay, Laguna Beach, CA" dated November 29, 2012 and a second updated report by Coastal Geotechnical titled "Proposed Building Additions/Remodel and Swimming Pool, Existing Single Family Residence, 18 South La Senda Drive, Three Arch Bay, Laguna Beach, CA" dated January 6, 2014.

The existing structure is currently setback 40 to 70 ft. from the top of the seacliff. Slope stability analyses indicate gross slope stability factors of safety of at least 1.5 (static) and 1.1 (seismic) within the subject site. However, due to the granular nature of the terrace deposits that form the upper portion of the bluff, the relatively steep to locally near vertical nature of the seacliff and presence of talus deposits, the seacliff backing the site is considered to have a moderate potential for surficial instability and/or block-falls during the design life of the structure.

The bedrock slope supporting the development is backed by resistant, cemented strata and is considered grossly stable, but that erosion of the terrace materials on the upper slope may occur episodically promoted by heavy rainfall and saturated conditions. The mean long-term rate of seacliff retreat for sections of coastline exposing dense San Onofre Breccia bedrock along the south Laguna Beach area is relatively low, with estimated rates ranging from 0.05 to 0.20 feet/year. However, it should be recognized that seacliff retreat is typically episodic, with periods of little to no retreat to a number of feet over a short period of time. Wave erosion along the base of the slope and lateral retreat of the bedrock seacliff is considered unlikely over the next 75+/- years given the evidence for resistance to erosion over the past years.

Undocumented fill material, 1 to 6 ft. thick appears to mantle the area of the existing residence and appear to extend generally from near the landward side of the residence and seaward to the lowermost terrace associated with the lawn area. The fill soils are believed to have been placed as part of the construction of the existing residence and rear yard improvements/landscaping (pre-1972).

The study concludes that the proposed development is considered geotechnically feasible provided the recommendations of the report are incorporated. Recommendations relate to site preparation and grading, general foundation design and drainage; no special design or construction methods were deemed necessary for construction of the project. The Commission imposes **Special Condition 1** requiring the applicant to submit a full set of final plans certified

consistent with the recommendations specified in the geotechnical report. Furthermore, **Special Condition 2** requires a spa protection plan that incorporates mitigation of the potential for geologic instability caused by leakage from the proposed spa on this blufftop lot.

On blufftop lots in Laguna Beach subject to Commission review, the Commission has typically required new development to conform to a minimum 25-foot setback from the bluff edge for primary structures (e.g. the enclosed living area of residential structures) and minimum 10 foot setback for secondary structures (e.g., patios, decks, garden walls) or requires conformance with the stringline setbacks. These setbacks are deemed acceptable within the Three Arch Bay community based on the relatively stable, underlying bedrock. The bluff edge setback is imposed in order to ensure that the development conforms to Section 30253 of the Coastal Act which requires that hazards be minimized and that new development will not have to rely on future shoreline or bluff protection devices. Although the site has currently been found to be grossly stable from a geotechnical perspective, bluffs are subject to forces that cause instability and geologic predictions of site stability over the life of the proposed development cannot be made with certainty. Thus, the Commission requires a bluff edge setback that would provide the most protection from coastal hazards for new development without having to rely on future bluff protection devices given the inherent uncertainty in predicting geologic processes in the future, and to allow for potential changes in bluff erosion rates as a result of rising sea level.

The proposed development conforms to the 25' foot bluff edge setback. No expansion of the residence beyond the existing footprint is proposed. New bluff-side hardscape improvements including a deck, pool and spa are proposed. The pool and spa are proposed with a caisson foundation and therefore, these elements are also setback a minimum of 25 ft. from the bluff edge. The typical 10-foot bluff edge setback requirement is only for non-structural, at-grade features on blufftop lots. No new development is proposed within the 10-foot bluff edge setback. There is a section of a pre-Coastal 6-inch concrete curb that is within the 10-foot bluff edge setback, no changes are proposed to this element. The remaining terraced lawn between the residence and the bluff edge were approved by the Commission in a 1976 CDP #P-4-21-76-7696[Burgess]) remodel/addition approval. The uppermost terraces will be modified by the bluff-facing proposed new pool, spa and patio. The proposed project is consistent with the pattern of development in the surrounding area.

To minimize the project's potential future impact on shoreline processes, **Special Condition 3** prohibits construction of any future bluff or shoreline protective device(s) to protect the development approved pursuant to Coastal Development Permit No. 5-14-1311 including, but not limited to, the residence, foundations, patios and any other future improvements in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, sea level rise or other natural coastal hazards in the future. Thus, the applicant agrees to waive any right to construct any future bluff or shoreline protective devices such as revetments, seawalls, caissons, cliff retaining walls, shotcrete walls, and other such construction that armors or otherwise substantially alters the bluff face. **Special Condition 3** does not preclude the applicant from applying for future coastal development permits for maintenance of existing development or future improvements to the site (other than bluff or shoreline protective devices) including landscaping and drainage improvements aimed to prevent

slope and bluff instability. The Commission would determine the consistency of such proposals with the Coastal Act in its review of such applications.

Development on coastal bluff sites is inherently dangerous, therefore, the Commission imposes **Special Condition 4** requiring the applicant to assume the risk of development. By this means, the applicant is notified that the proposed development is built in an area that is potentially subject to bluff erosion that can damage the applicant's property. The applicant is also notified that the Commission is not liable for such damage as a result of approving the permit for development. Finally, the condition requires the applicant to waive claims against the Commission and indemnify the Commission for third-party claims.

### **Future Development**

The proposed development is located within an existing developed area and is compatible with the character and scale of the surrounding area. The proposed addition is entirely within the footprint of the existing residence. The proposed new cantilevered decks, at grade patios, pool and spa on the bluff facing side of the lot all meet a minimum 25 ft. setback from the bluff edge. However, the proposed project raises concerns that future development at the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. In order to ensure that development on the site does not occur which could potentially adversely impact the geologic stability concerns expressed in this staff report, the Commission imposes **Special Condition 5**. This condition informs the applicant that future development at the site requires an amendment to this permit (CDP 5-14-1311) or a new coastal development permit. Future development includes, but is not limited to, structural additions, landscaping, hardscape and fencing.

No adverse visual impact to public views is anticipated by the proposed lower level expansion as no public coastal views across the site. Furthermore, the proposed addition to the existing structure is entirely within the footprint of the existing residence, thereby not encroaching into the coastal bluff and not adversely impacting public views of the coastal bluff from public vantage points along the ocean and public tidelands.

### **B. DEVELOPMENT**

Development adjacent to the ocean and the edges of coastal bluffs and hillsides is inherently hazardous. Development which may require a bluff, hillside, or shoreline protective device in the future cannot be allowed due to the adverse impacts such devices have upon public access, visual resources, and shoreline processes. To minimize risks to life and property and to minimize the adverse effects of development on coastal bluffs, hillsides, and shoreline processes the development has been conditioned to require one or more of the following: adherence to the geotechnical recommendations, an appropriate set-back from the edge of a bluff or hillside, to prohibit the construction of protective devices (such as a retaining wall or shoreline protective device) in the future, for a drainage and runoff plan to minimize the percolation of water into the hillside or bluff, and to require that the landowner or any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

### **C. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms to Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**D. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**E. DEED RESTRICTION**

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes one additional condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

**F. LOCAL COASTAL PROGRAM**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. An LCP for the City of Laguna Beach was effectively certified in July 1992. However, the proposed development is occurring within an area of deferred certification. Consequently, the standard of review is the Coastal Act and the City's LCP is used only as guidance. The proposed development is consistent with Chapter 3 of the Coastal Act and with the certified LCP for the area. Approval of the project will not prejudice the ability of the local government to prepare a Local Coastal Program for this area that is in conformity with the provisions of Chapter 3.

**G. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

## **APPENDIX A**

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### **SUNSTANTIVE FILE DOCUMENTS**

City of Laguna Beach LCP

Approval-in-Concept from the City of Laguna Beach dated 7/18/14

Geotechnical Evaluation of Single Family Residence, 18 South La Senda, Three Arch Bay, Laguna Beach, California prepared by Coastal Geotechnical dated November 11, 2011

Geotechnical Investigation, Proposed Building Addition/Remodel and Swimming Pool, Existing Single-Family Residence, 18 South La Senda, Three Arch Bay, Laguna Beach, California prepared by Coastal Geotechnical dated November 29, 2012

Geotechnical Investigation, Proposed Building Additions/Remodel and Swimming Pool, Existing Single-Family Residence, 18 South La Senda, Three Arch Bay, Laguna Beach, California prepared by Coastal Geotechnical dated December 5, 2012

Proposed Building Addition/Remodel and Swimming Pool, Existing Single-Family Residence, 18 South La Senda, Three Arch Bay, Laguna Beach, California prepared by Coastal Geotechnical dated January 6, 2014

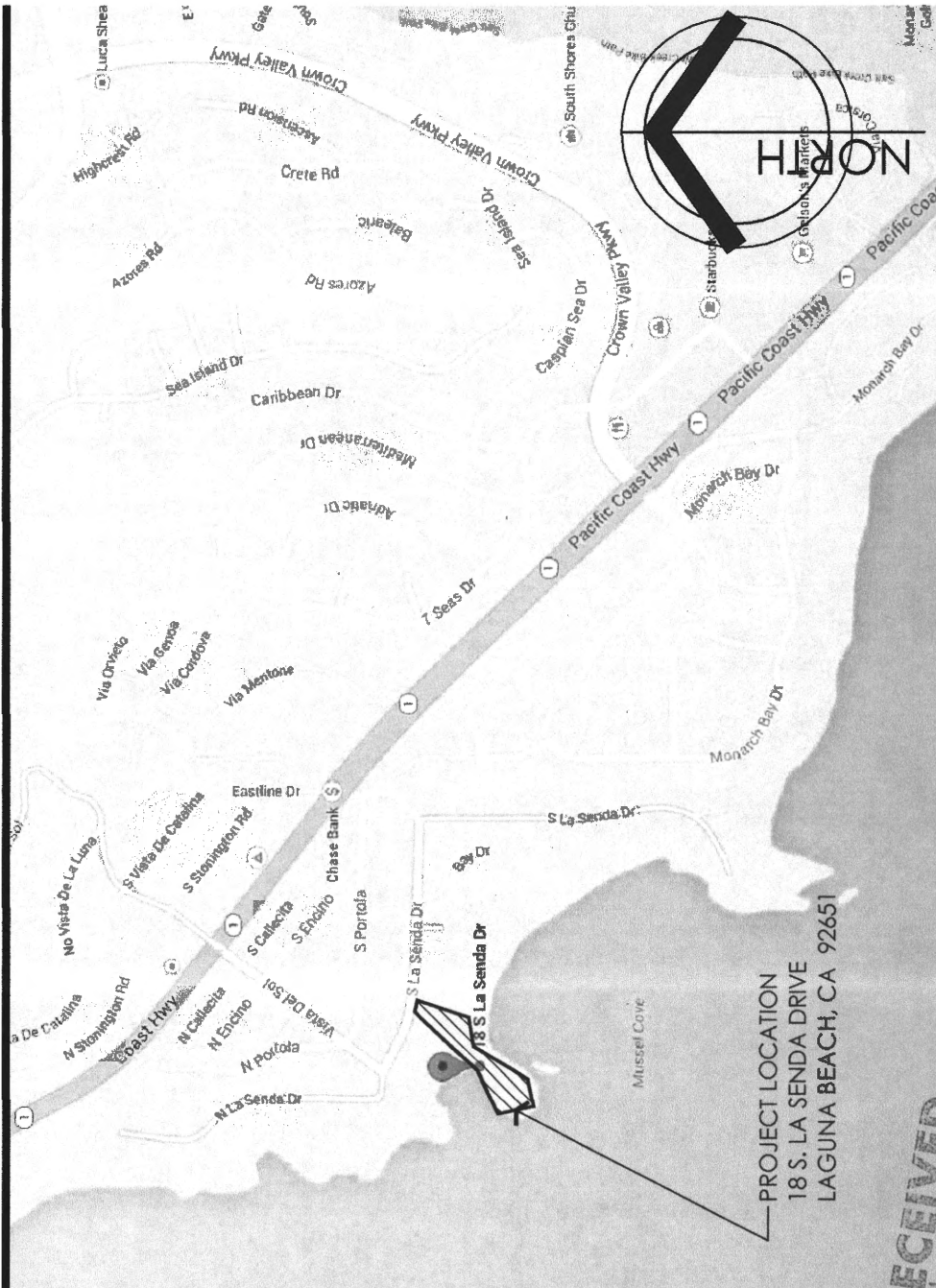
CDP #P-4-21-76-7696(Burgess)

COASTAL COMMISSION

EXHIBIT # 1

PAGE 1 OF 3

LOCATION MAP



RECEIVED  
South Coast Region

AUG 1 2014

CALIFORNIA  
COASTAL COMMISSION



# THREE ARCH BAY REMODEL

18.5, LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651



A0.1

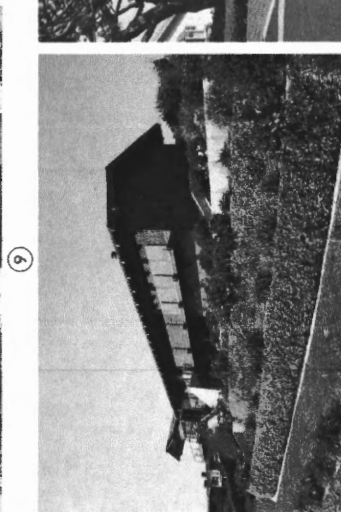
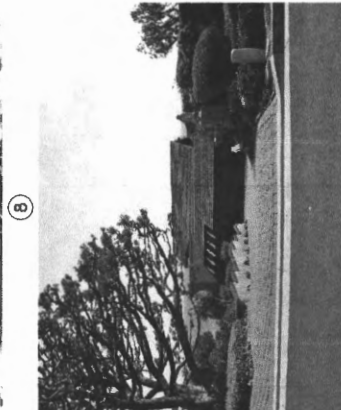
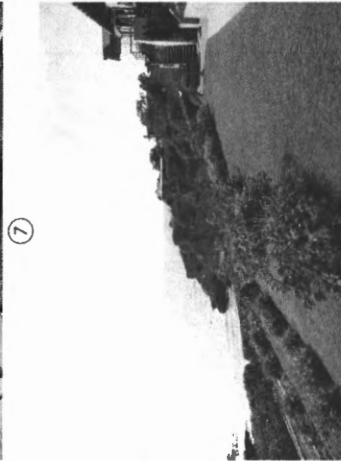
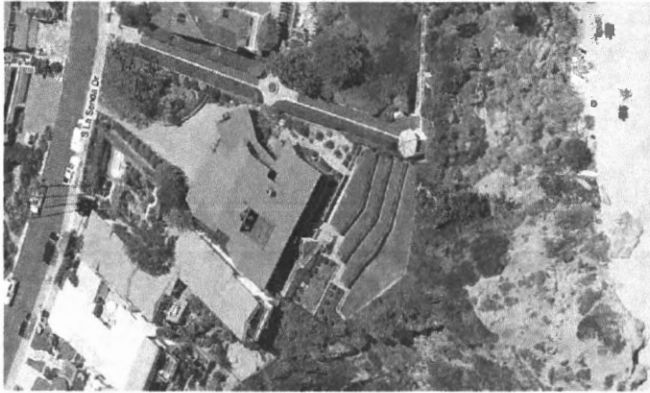
02.11.14

CONTEXT AND EXISTING PHOTOS  
N.T.S.

KEY MAP

COASTAL COMMISSION

EXHIBIT # 1  
PAGE 2 OF 3







COMMISSION

EXHIBIT # 1  
PAGE 3 OF 3

*subject site present date*





③

02 .  
REV 0

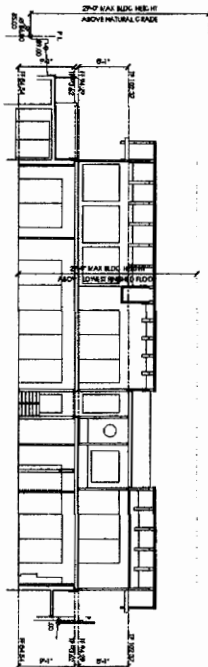
1/8" = 1'-0"

➤

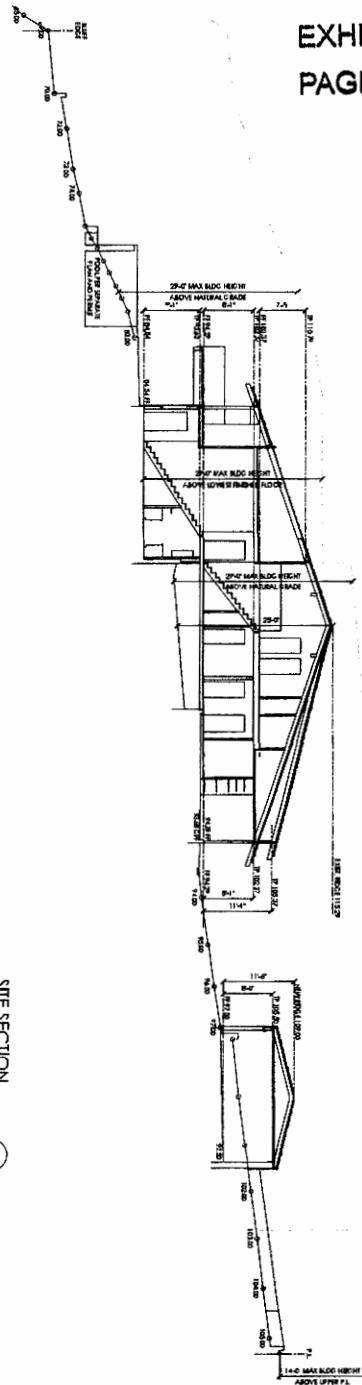
# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 2 OF 23

SITE SECTION  
A



SITE SECTION  
B



SITE SECTIONS  
1/8" = 1'-0"  
0 4 8 12 16

A0.7  
02.11.14



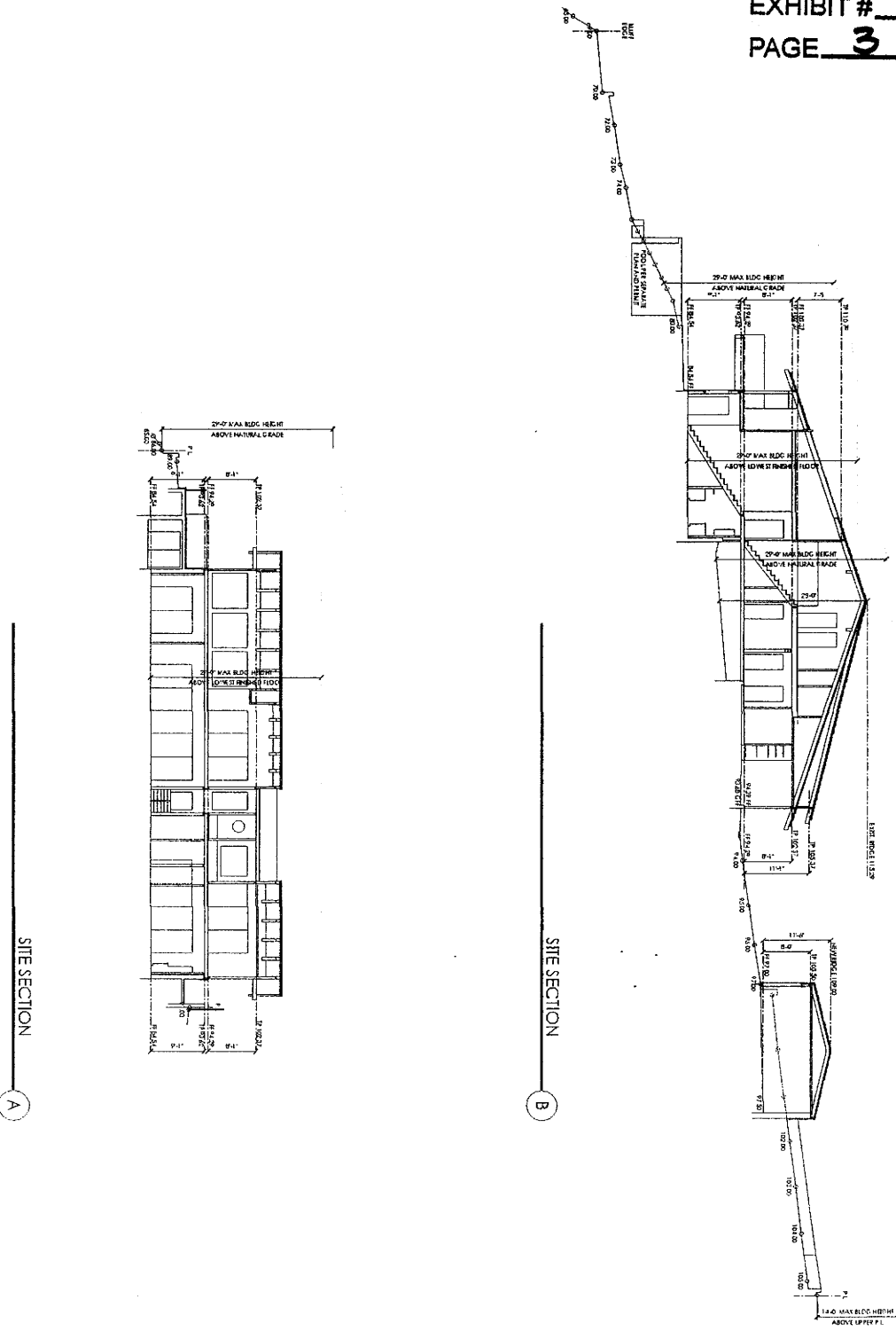
## THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651

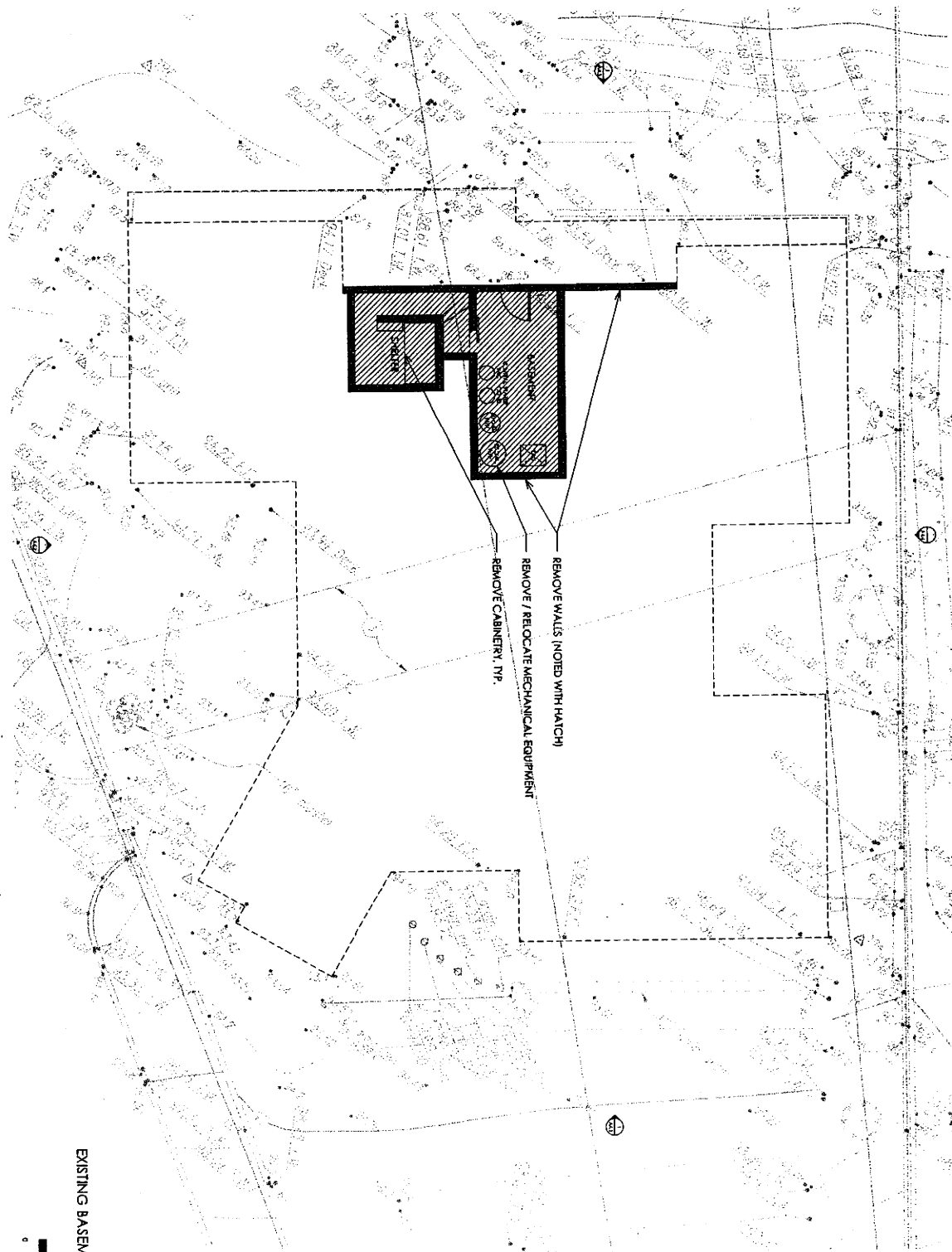


COASTAL COMMISSION

EXHIBIT # 2  
PAGE 3 OF 23



SITE SECTIONS  
1/8" = 1'-0"  
0 4 8 12 16



EXISTING BASEMENT PLAN  
1/4" = 1'-0"



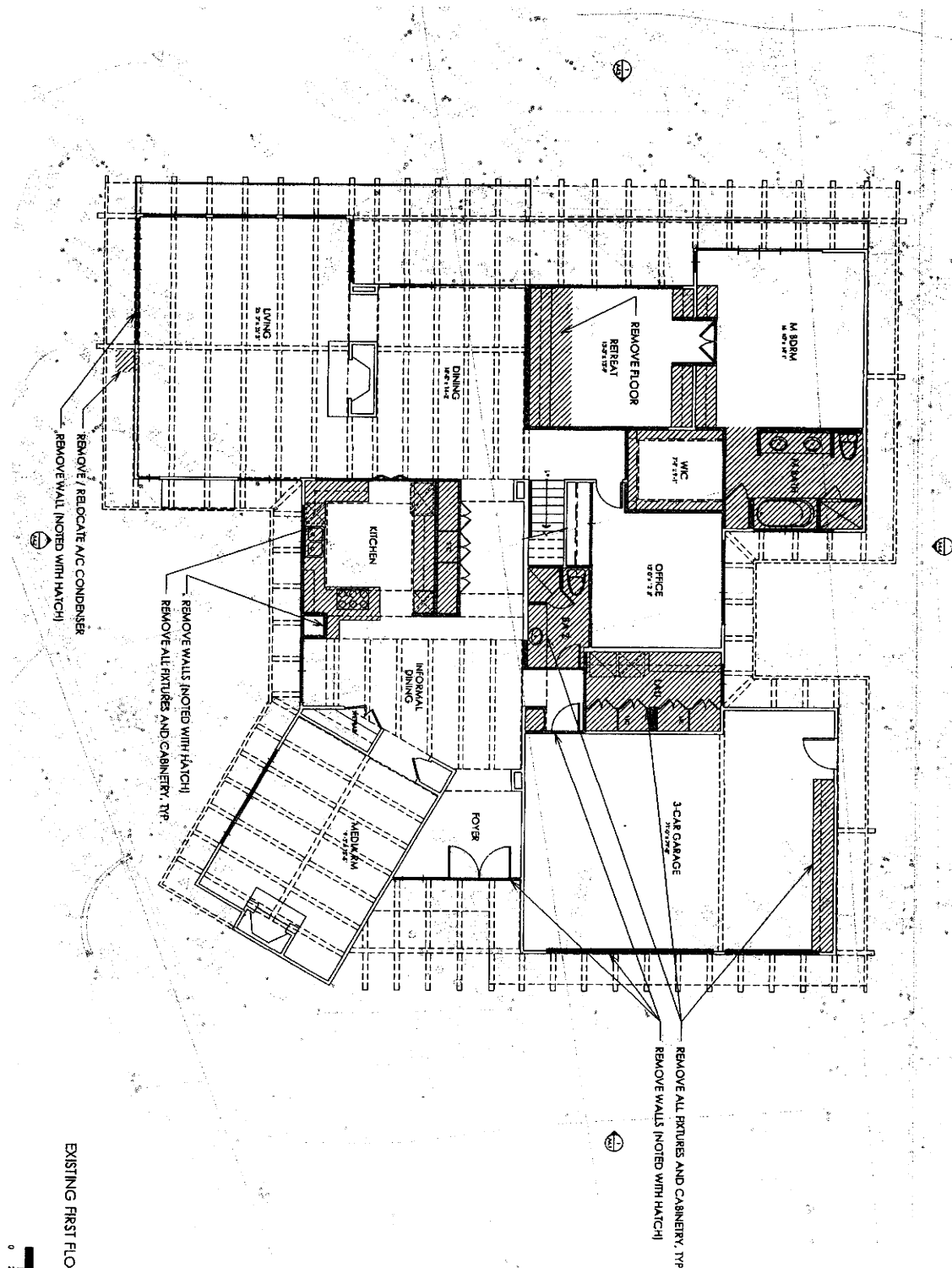
A1.0



### THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651





EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"

PROJECT NORTH

A1.1

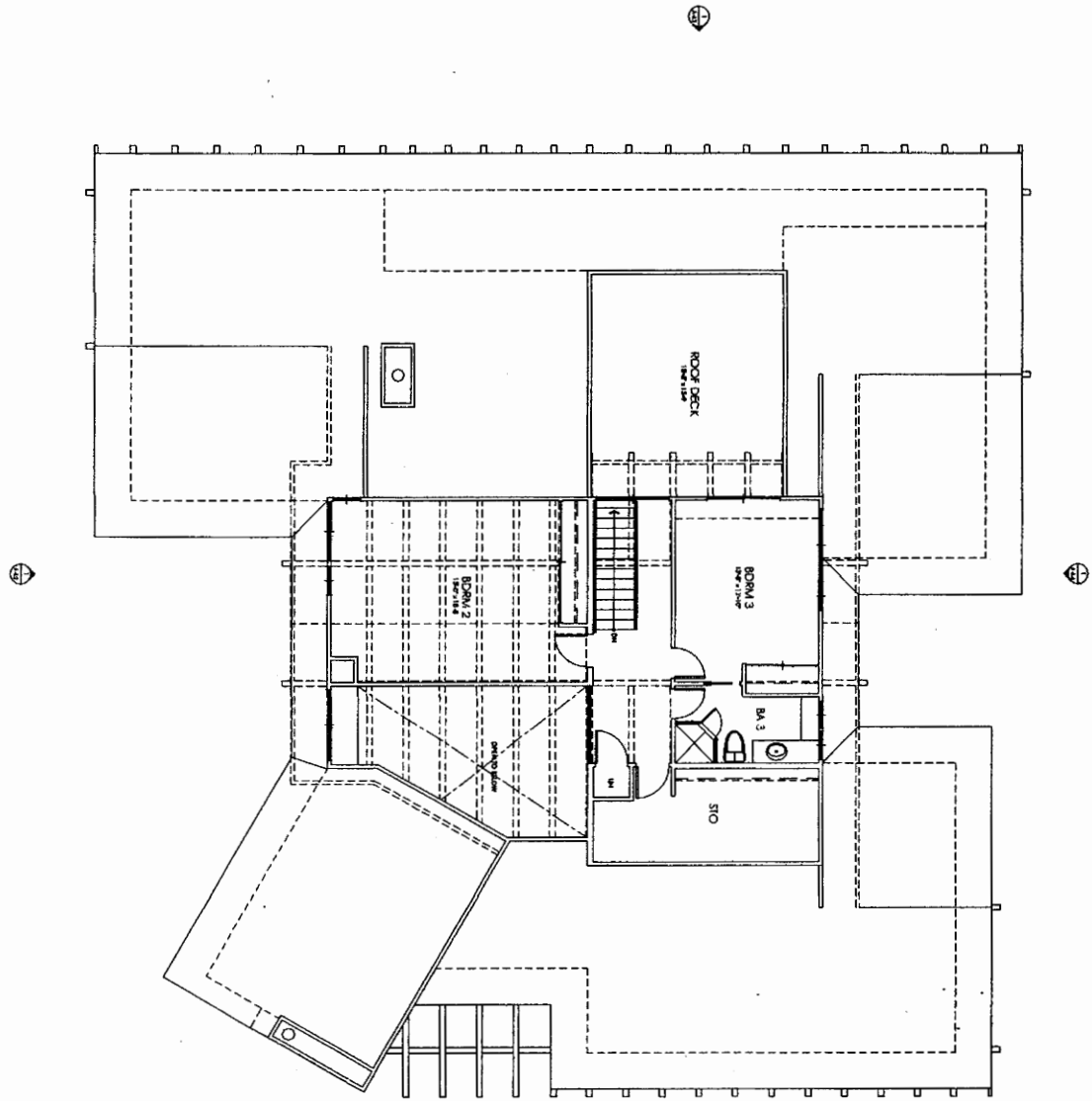
02.11.14

SEAL OF THE COASTAL COMMISSION

THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651





EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"

PROJECT NORTH

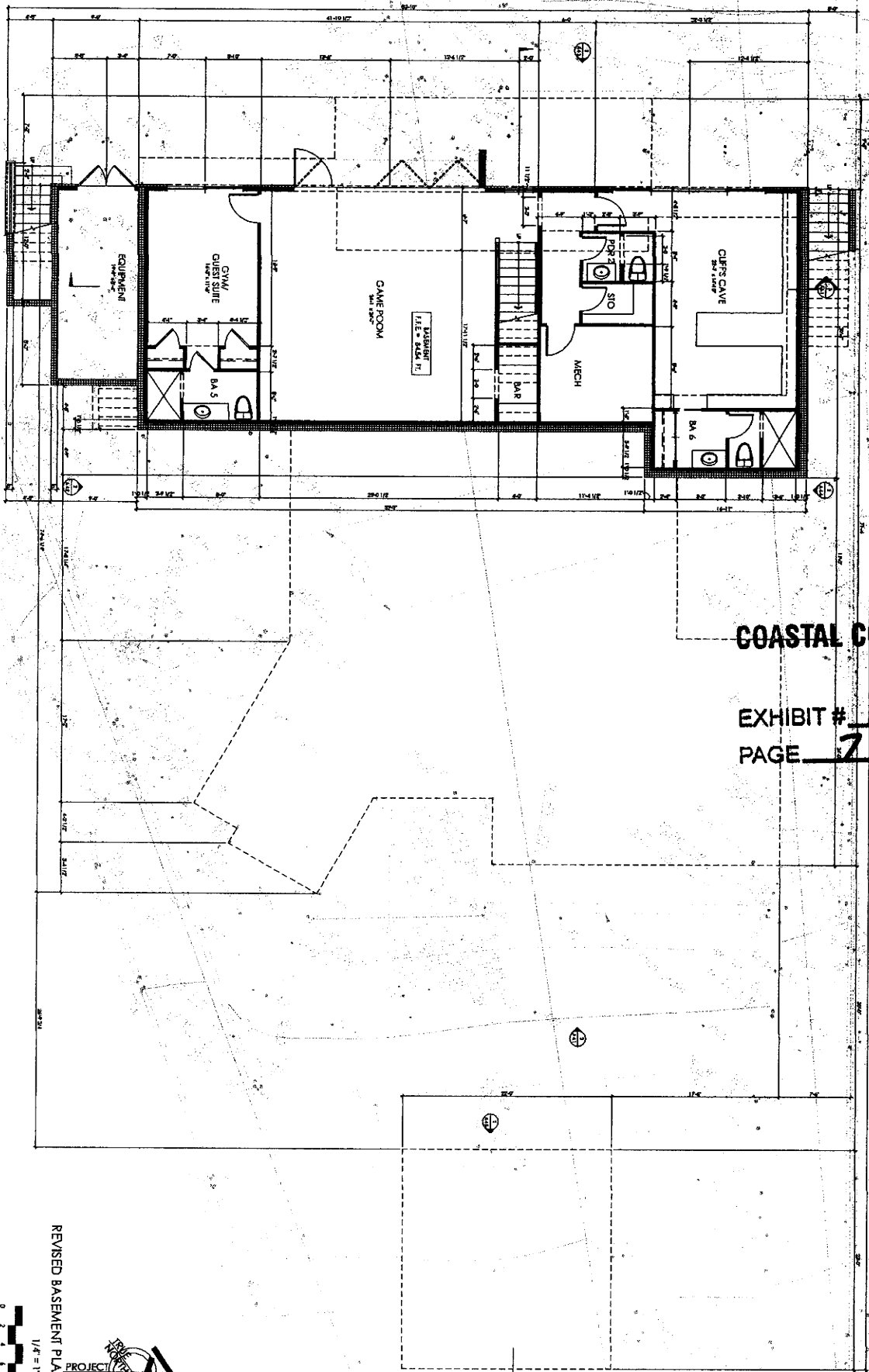
A1.2

02.11.14



THREE ARCH BAY REMODEL  
18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651





COASTAL COMMISSION

EXHIBIT # 2  
PAGE 7 OF 23

REVISED BASEMENT PLAN  
1/4" = 1'-0"  
PROJECT NORTH  
A2.0  
02.11.14

# THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651

EXHIBIT # 2  
PAGE 8 OF 23

REVISED FIRST FLOOR PLAN

 $0.1 = 1.0$ 

02.11.14  
REV 05.22.14

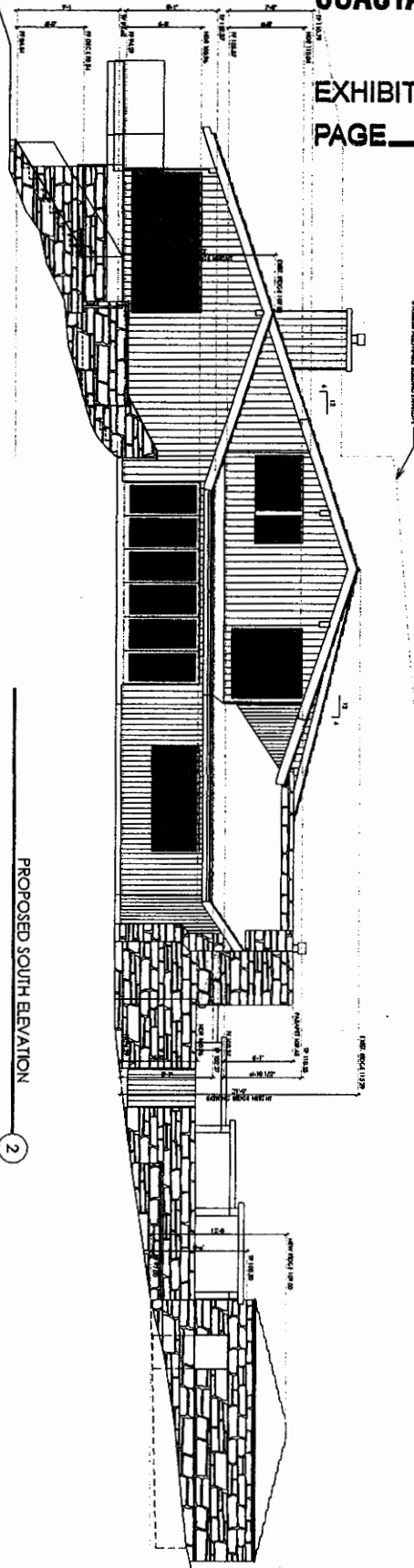
## A2.1

## THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651

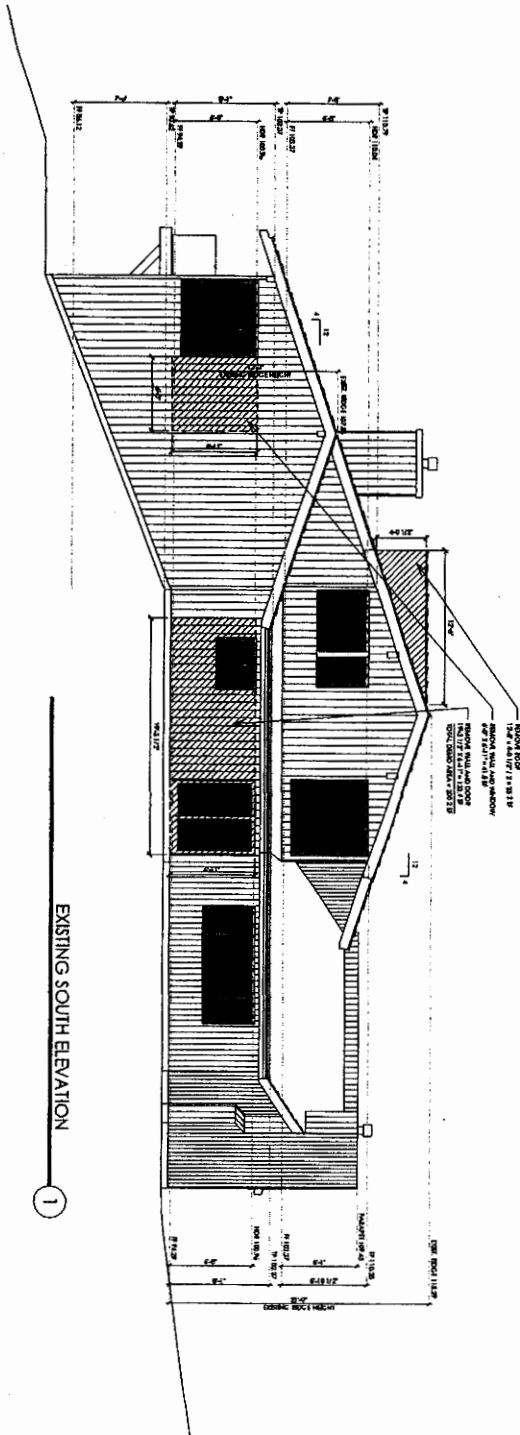






PROPOSED SOUTH ELEVATION

2



EXISTING SOUTH ELEVATION

1

ELEVATIONS  
1/8" = 1'-0"

A4.2  
02.11.14

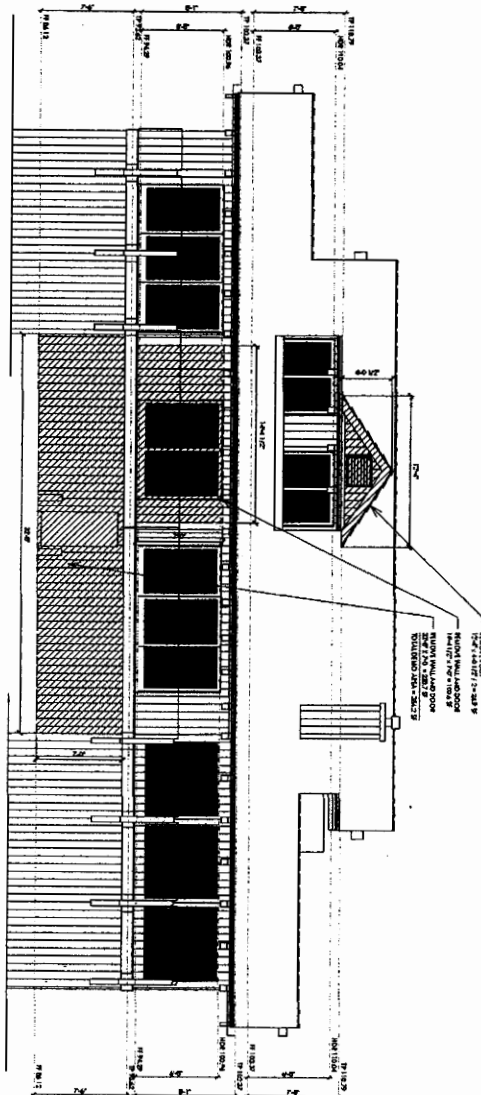


THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651

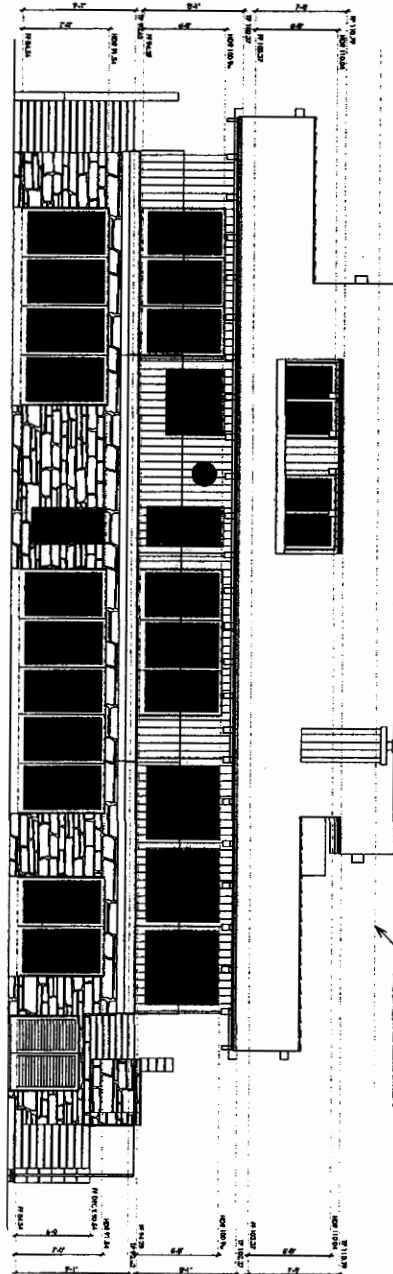
EXISTING WEST ELEVATION

1



PROPOSED WEST ELEVATION

2



ELEVATIONS  
1/8" = 1'-0"

A4.3  
02.11.14

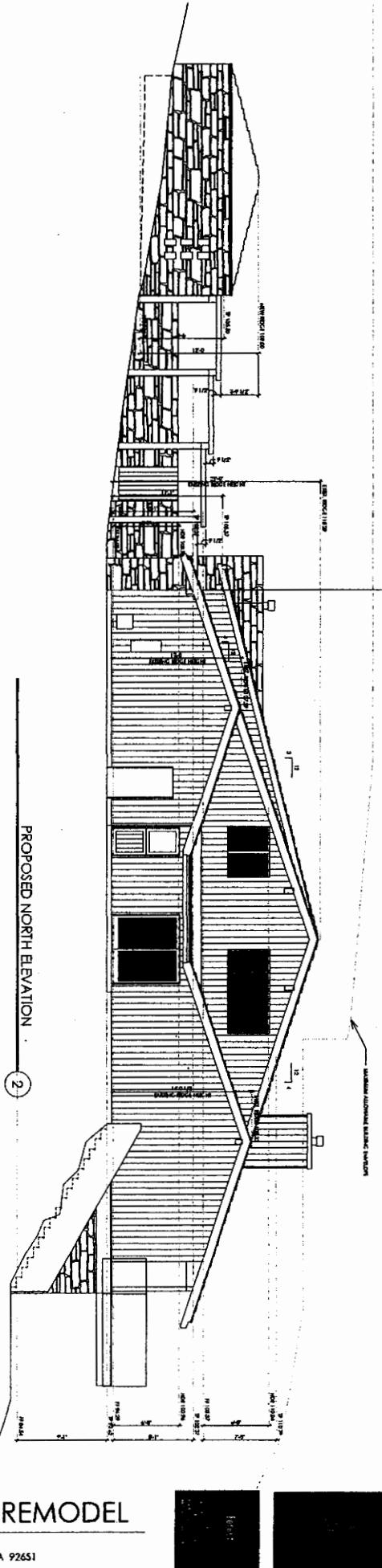


THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651



EXHIBIT # 2  
PAGE 12 OF 23



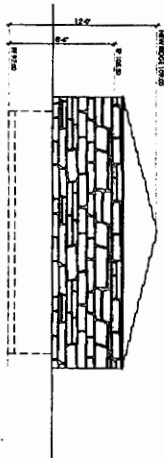
18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651

# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 13 OF 23

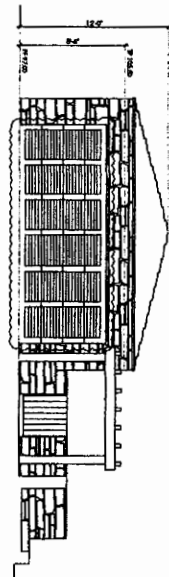
PROPOSED EAST GARAGE ELEVATION

1



PROPOSED WEST GARAGE ELEVATION

2



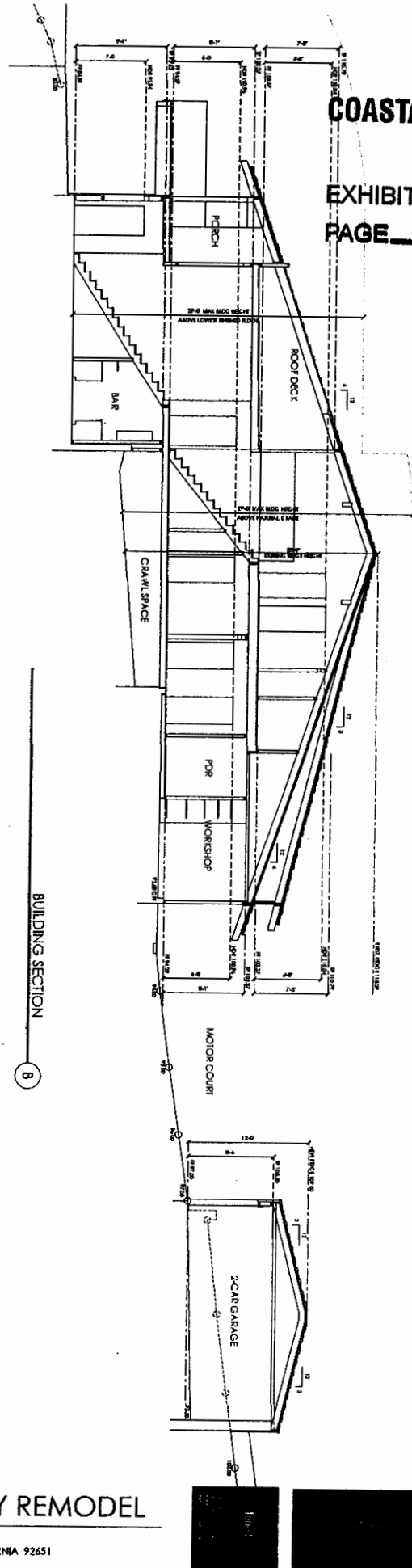
ELEVATIONS  
1/4" = 1'-0"  
0 2 4 6 8  
A4.5  
02 - 11 - 14  
REV 05.22.14



## THREE ARCH BAY REMODEL

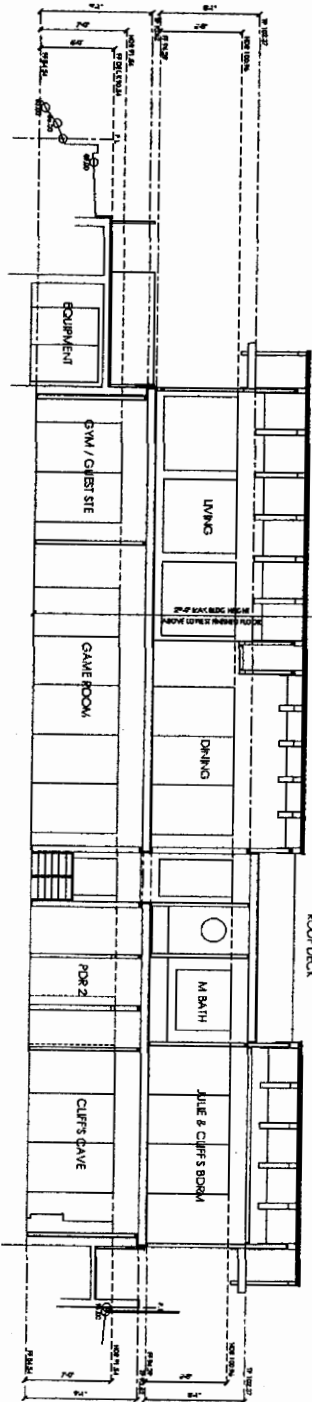
18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651





BUILDING SECTION

B



BUILDING SECTION

A

BUILDING SECTIONS  
1/4" = 1'-0"



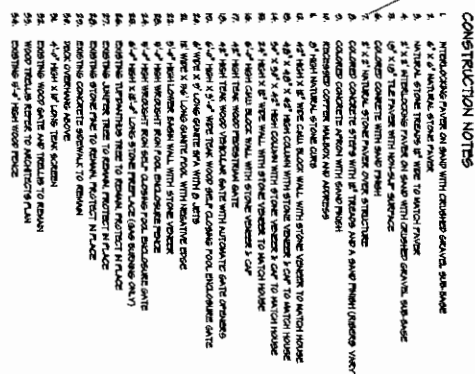
A6.1  
02.11.14



# THREE ARCH BAY REMODEL

18 S. LA SENDA  
LAGUNA BEACH, CALIFORNIA 92651

EXHIBIT # 2  
PAGE 15 OF 23



CONSTRUCTION NOTES

- [illegible]

**STUDIO**  
**LANDSCAPE**  
**ARCHITECTURE**  
**STUDIO**

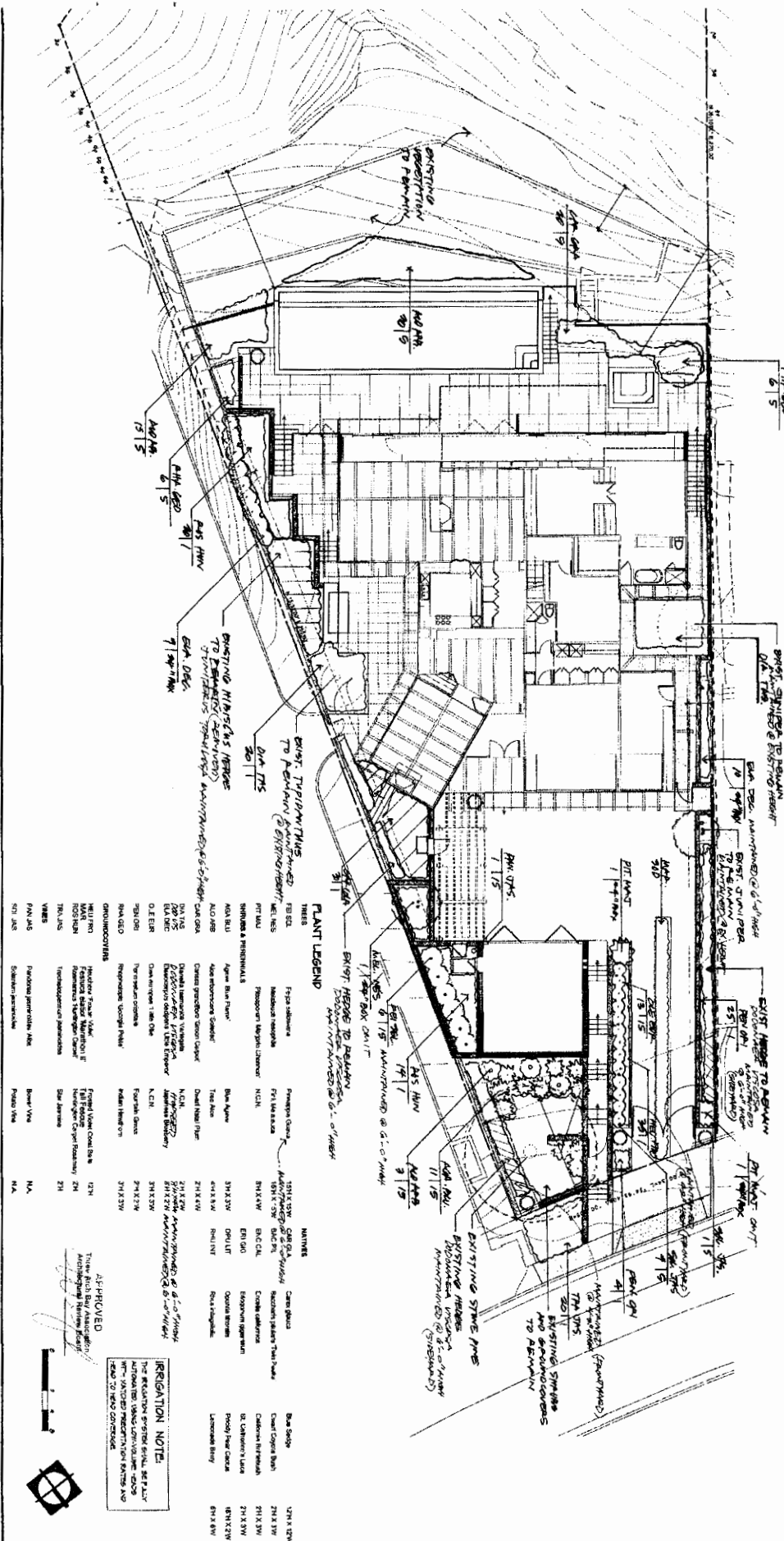
1224 Second Avenue  
New York, NY 10020  
tel: 212-462-6944  
fax: 212-462-6150  
cell: 917-695-7877

# PRELIMINARY HARDSCAPE PLAN

NAME \_\_\_\_\_  
 SECTION (A, B) \_\_\_\_\_  
 DATE \_\_\_\_\_  
 V.P. =  $t - t'$  \_\_\_\_\_  
 TIME LIMIT \_\_\_\_\_



EXHIBIT # 2  
PAGE 16 OF 23



ST JOHN RESIDENCE  
10 S. LA SENDA  
LAGUNA BEACH, CA.

**STUDIO**  
AUSTIN  
ARCHITECTURE  
S T U D I O

7505 S. COAST HIGHWAY  
SUITE 200, AUSTIN, TEXAS 78749  
512-325-0600 / 512-325-0601  
WWW.AUSTINARCHITECTURESTUDIO.COM

4-10-44 CR  
6.20.44 6/25

L-2

### PRELIMINARY PLANTING PLAN



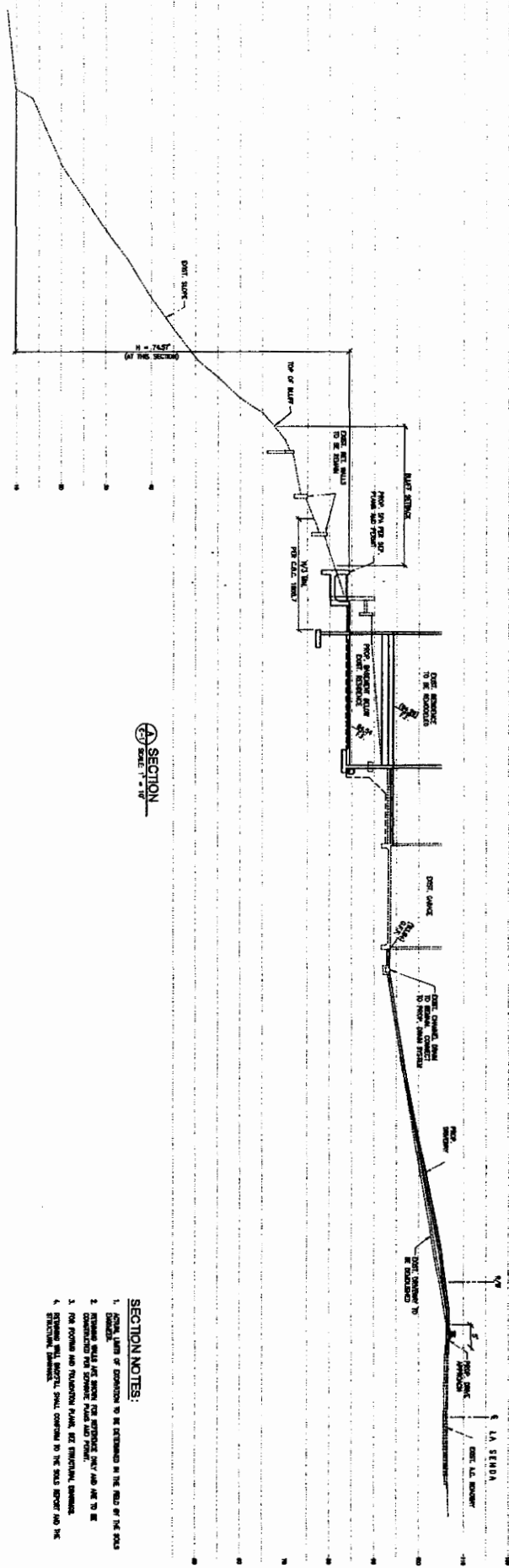




# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 19 OF 23

SECTION  
SCALE 1" = 10'



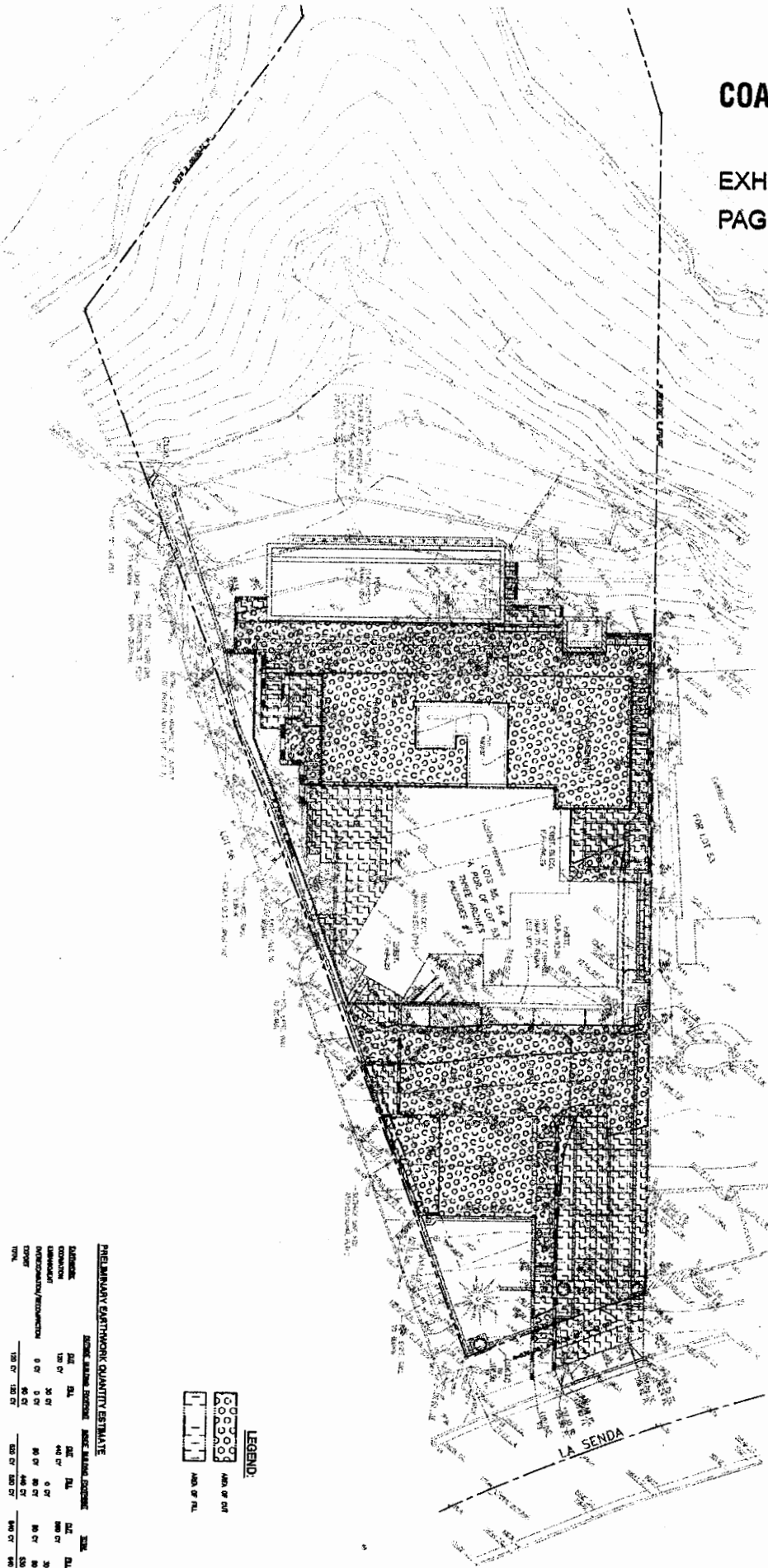
## SECTION NOTES:

1. ALL LINES OF DIMENSION TO BE SHOWN IN THE FIELD OF THE ROAD.
2. ALL LINES OF DIMENSION TO BE SHOWN IN THE FIELD OF THE ROAD.
3. FOR FOUNDATION AND TOLERANCE PLANS, SEE STRUCTURAL DRAWINGS.
4. STRUCTURE SHALL BE BUILT TO THE DIMENSIONS SHOWN AND THE STRUCTURAL DRAWINGS.

<b>TOAL ENGINEERING, INC.</b> Civil Engineers and Land Surveyors 139 Avenida Navarro, San Clemente, Calif. 92672 Ph: 949-462-8506 Fax: 949-468-8625 www.toalengineering.com		<b>SECTIONS</b> POR. OF LOT 53-55, THREE ARCHES PAUSADES #1 18 S. LA SENDA, LAGUNA BEACH, CA PREPARED FOR JULIE ST. JOHN	
DATE: 4/21/14 DRAWN: J.A. CHECKED: A.L.I. APPR: A.L.I.	H. ROAD: 1020 V. ROAD: 1020 DATE OF: 4/21/14 DR. FILE: 1020	REVISIONS NO. DATE APPR. DRW.	4/21/2014 4:17 PM H:\1472\1472.dwg

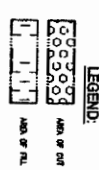
# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 20 OF 23



**PRELIMINARY EARTHWORK QUANTITY ESTIMATE**

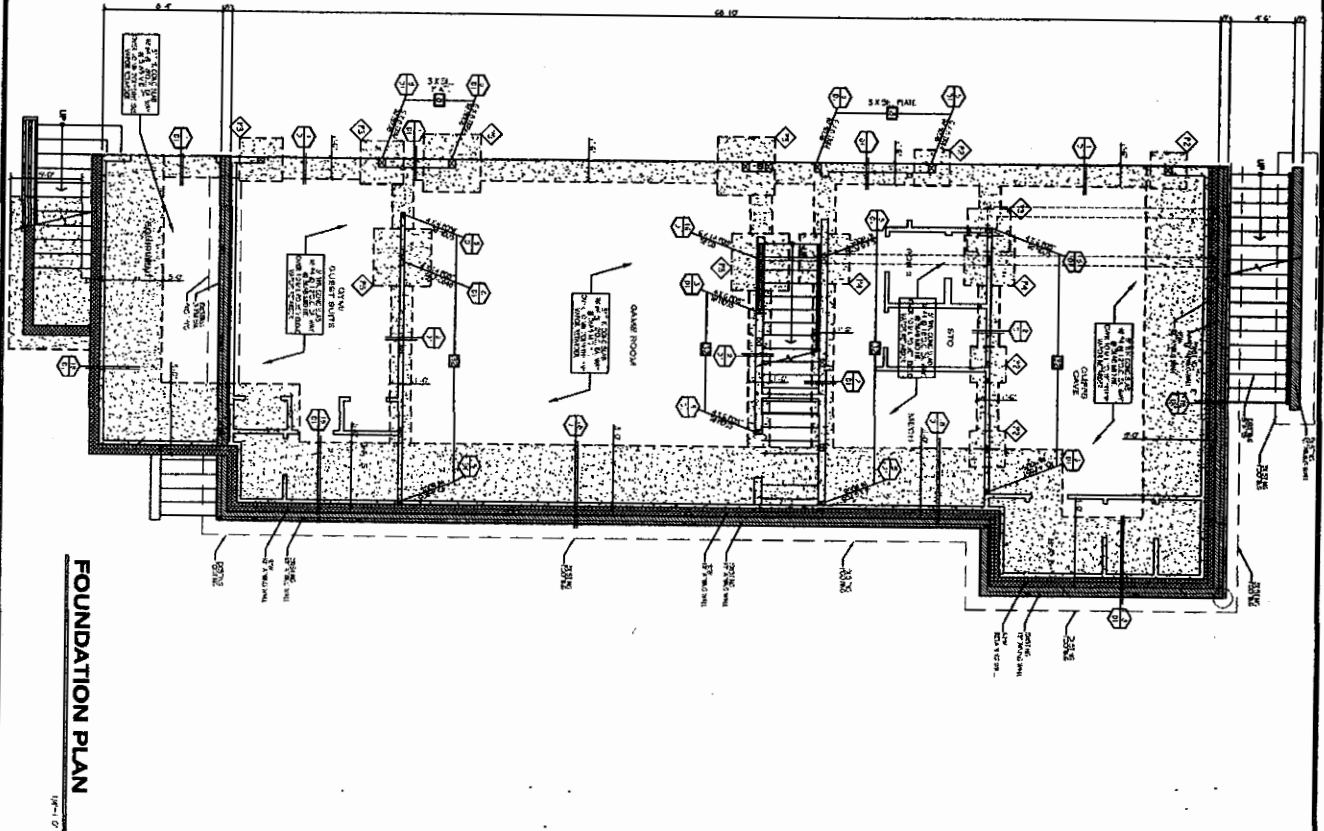
ITEM	UNIT	QUANTITY	UNIT PRICE	TOTAL
DEMOLITION	CU YD	120	1.50	180.00
EXCAVATION	CU YD	440	1.50	660.00
OVERLAYMENT/RESURFACING	CU YD	90	1.50	135.00
TOTAL				975.00



<b>TOAL ENGINEERING, INC.</b> Civil Engineers and Land Surveyors 139 Avenida Navarro, San Clemente, Calif. 92672 Ph: 949-482-8500 Fax: 949-499-8629 www.toalengineering.com				<b>CUT &amp; FILL EXHIBIT</b> POR. OF LOT 53-55, THREE ARCHES PALISADES #1 18 S. LA SENDA, LAGUNA BEACH, CA PREPARED FOR: JULIE ST. JOHN			
REVISIONS				DATE: 4/21/14 DRAWN: E.A. CHECKED: A.L.T. DATE OF SURVEY: 5/30/12 DATE FILE: - APPR: A.L.T.			

# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 21 OF 23



**FOUNDATION PLAN**

Sheet 0

## ANCHOR BOLT SCHEDULE

- 1. 3/4" DIA. STEEL ANCHOR BOLTS @ 12" O.C.
- 2. 3/4" DIA. STEEL ANCHOR BOLTS @ 12" O.C.
- 3. 3/4" DIA. STEEL ANCHOR BOLTS @ 12" O.C.
- 4. 3/4" DIA. STEEL ANCHOR BOLTS @ 12" O.C.

## FOUNDATION NOTES

1. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
2. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
3. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
4. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
5. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
6. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
7. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
8. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
9. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
10. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
11. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
12. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
13. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
14. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.
15. ALL FOUNDATION WALLS SHALL BE 12" THICK CONCRETE WITH 3/4" DIA. STEEL REINFORCEMENT @ 12" O.C. MINIMUM.

## List of work requiring special inspection:

- ☒ STRUCTURAL CONCRETE OVER 2000 PSI
- ☒ STRUCTURAL CONCRETE OVER 2000 PSI
- ☒ STRUCTURAL CONCRETE OVER 2000 PSI

## PAD SCHEDULE

- 1. 2' x 2' x 18" REIN. PAD @ 12" O.C. & 18" DIA.
- 2. 2' x 2' x 18" REIN. PAD @ 12" O.C. & 18" DIA.
- 3. 2' x 2' x 18" REIN. PAD @ 12" O.C. & 18" DIA.
- 4. 2' x 2' x 18" REIN. PAD @ 12" O.C. & 18" DIA.

**S-1**

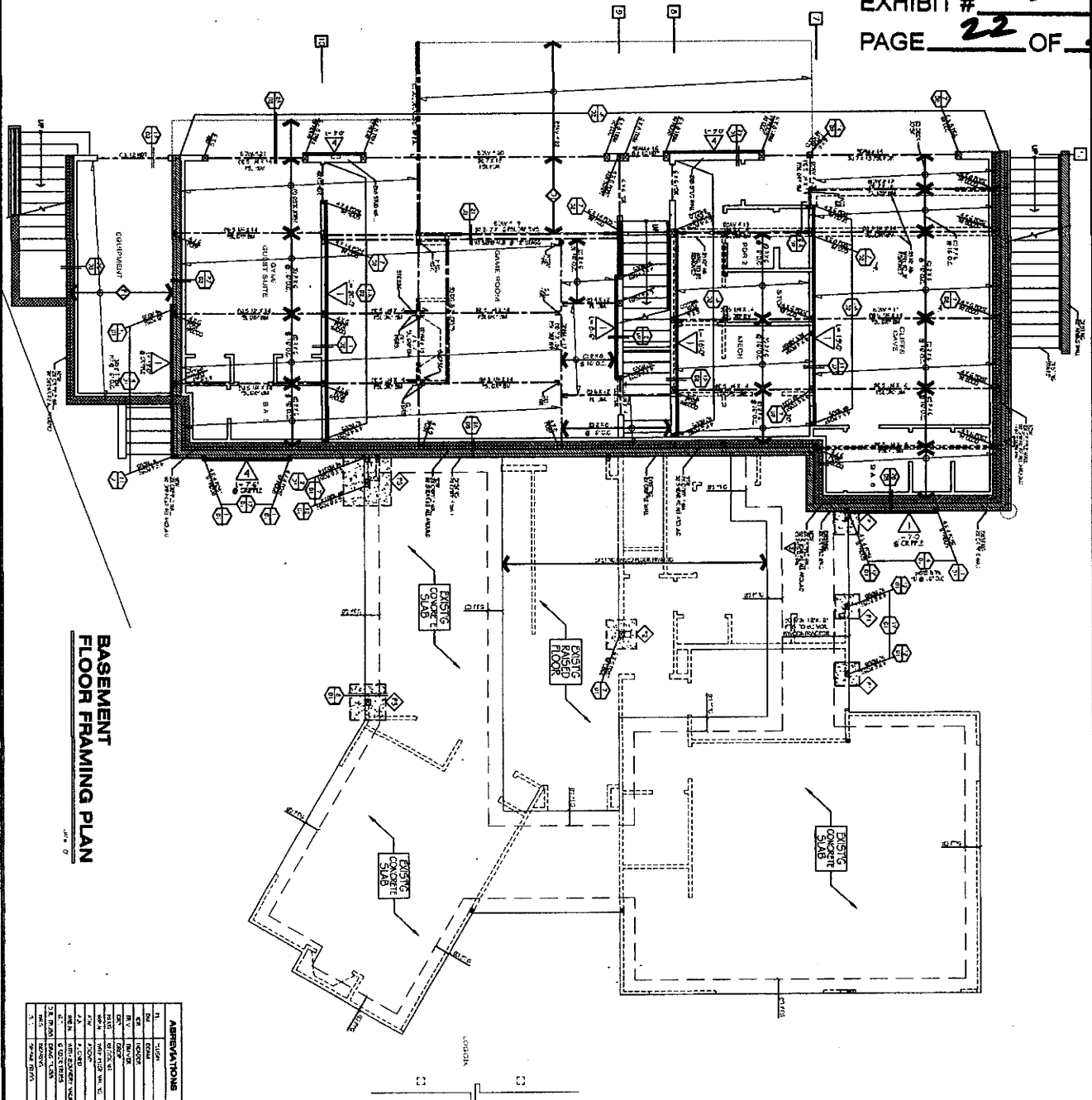


**PROJECT TITLE**  
REMODEL & ADDITION

**OWNER**  
1-TRIE ARCH BAY  
18 S LA SODA  
LAGUNA BEACH, CA  
**PROJECT LOCATION**  
18 S LA SODA  
LAGUNA BEACH, CA

**SHIRT TITLE**  
**FOUNDATION PLAN**

**F M H Engineering**  
Structural Design  
Fady Hakim, P.E.  
7542 Irvine Center Dr. #200  
Irvine, CA 92618  
Tel: 949-245-0000  
Cell: 310-422-1536  
Fax: 714-616-5432



**BASEMENT FLOOR FRAMING PLAN**

NO.	DESCRIPTION
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NO.	DESCRIPTION
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99.	99.000
100.	100.000

**FRAMING NOTES**

1. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
2. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
3. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
4. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
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6. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
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8. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
9. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.
10. ALL FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESISTANCE DESIGN CODE (AISC 360) AND THE AISC 341 STEEL DESIGN GUIDE.

NO.	DESCRIPTION
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4.	4.000
5.	5.000
6.	6.000
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**PROJECT TITLE**  
REMODEL & ADDITION

**OWNER**  
THREE ARCH BAY  
10 S LA SENDA  
LAGUNA BEACH, CA

**PROJECT LOCATION**  
10 S LA SENDA  
LAGUNA BEACH, CA

**DATE**  
08-07-14

**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F M H Engineering

**CHECKER**  
F M H Engineering

**APPROVER**  
F M H Engineering

**DATE**  
08-07-14

**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F M H Engineering

**CHECKER**  
F M H Engineering

**APPROVER**  
F M H Engineering

**DATE**  
08-07-14

**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F M H Engineering

**CHECKER**  
F M H Engineering

**APPROVER**  
F M H Engineering

**DATE**  
08-07-14

**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F M H Engineering

**CHECKER**  
F M H Engineering

**APPROVER**  
F M H Engineering

**DATE**  
08-07-14

**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F M H Engineering

**CHECKER**  
F M H Engineering

**APPROVER**  
F M H Engineering

**DATE**  
08-07-14

**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F M H Engineering

**CHECKER**  
F M H Engineering

**APPROVER**  
F M H Engineering

**DATE**  
08-07-14

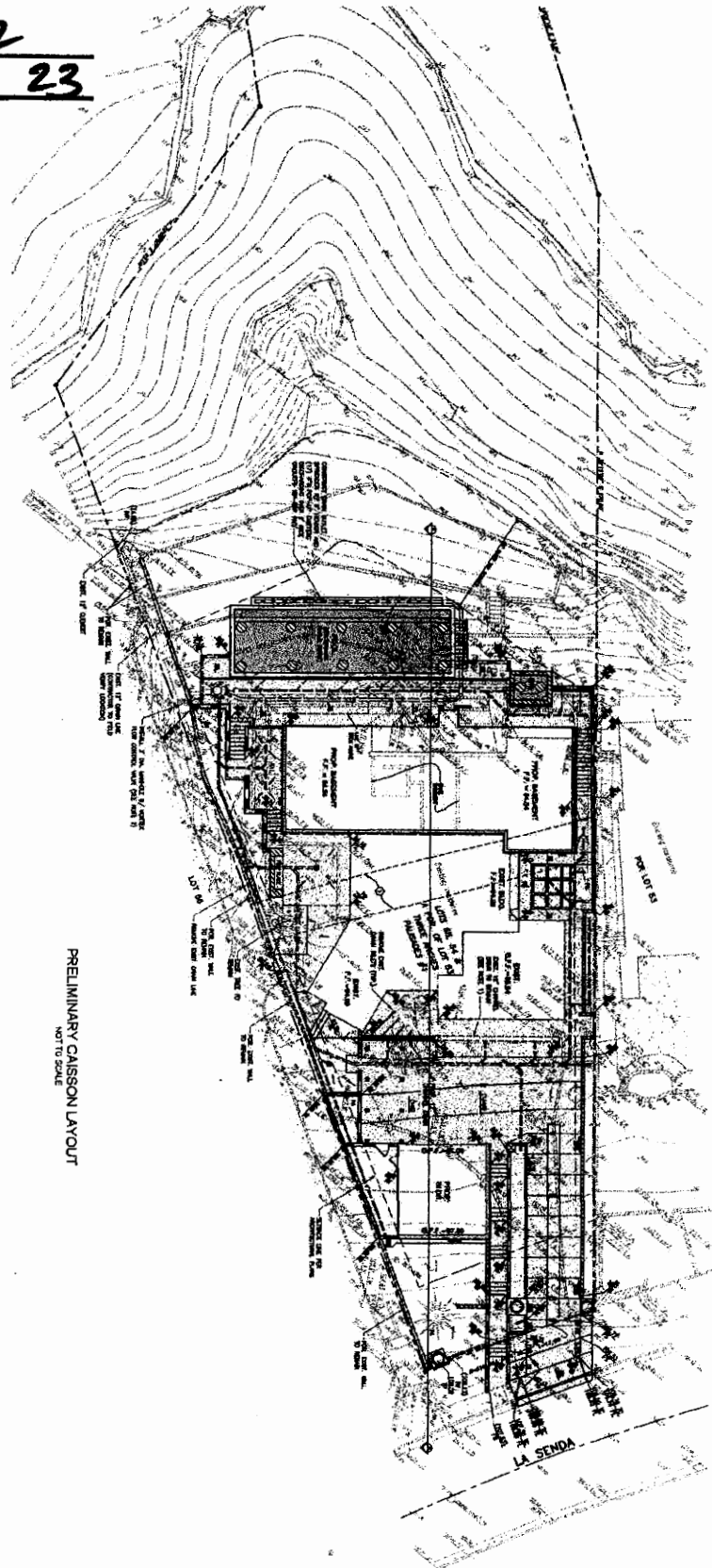
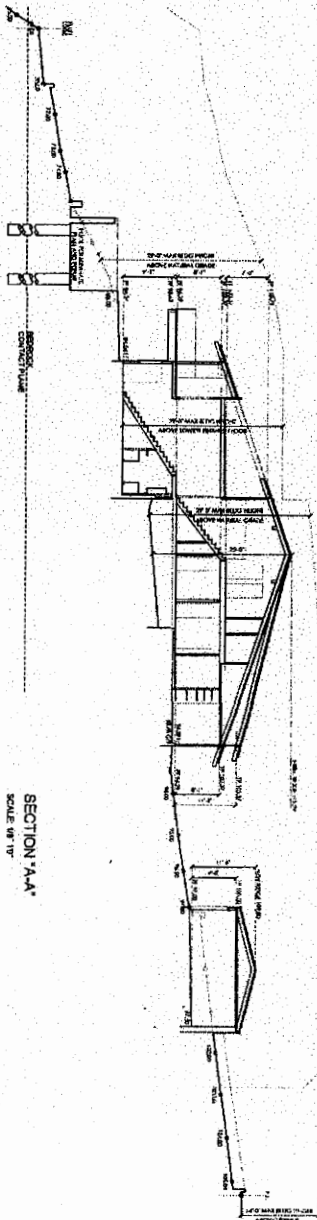
**PROJECT**  
14-006

**REVISIONS**

**DESIGNER**  
F

# COASTAL COMMISSION

EXHIBIT # 2  
PAGE 23 OF 23

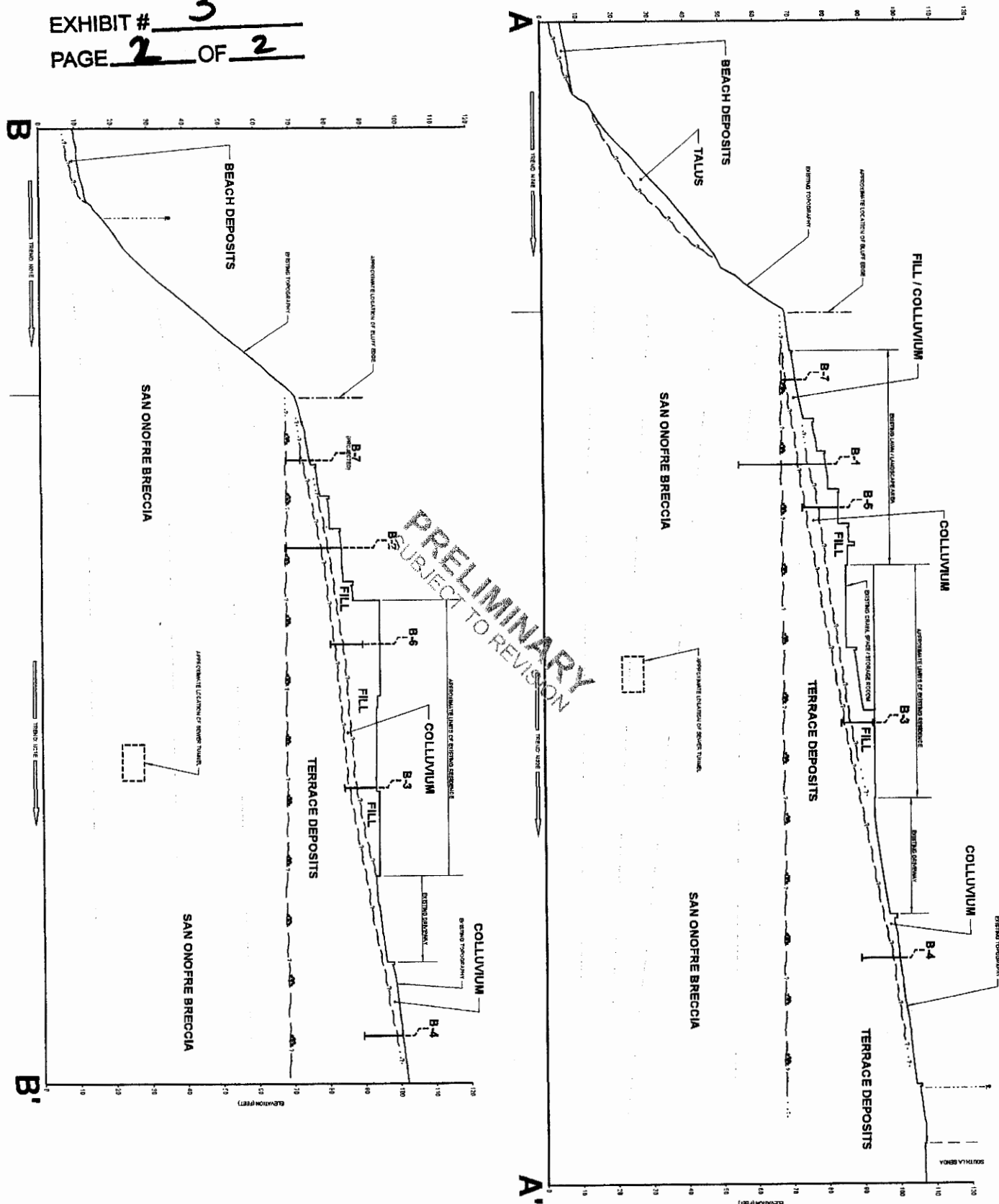


	ST. JOHN RESIDENCE #18 S. LA SENDA LAGUNA BEACH, CA. 92651	
	DEVORE POOLS & SPAS PO BOX 828 SAN JUAN CAPISTRANO, CA. 92693 OFFICE 949-493-4574 FAX 949-493-1753	
SCALE 1/8" = 1'-0"	DATE 1993	SHEET 23





EXHIBIT # 3  
PAGE 2 OF 2



**GEOLOGIC CROSS-SECTION**  
**COASTAL GEOTECHNICAL**  
**GEOTECHNICAL CONSULTANTS**